

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 16, 1970

National
Appeal No. 10526 Mutual Life Insurance Company of Vermont,
appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,
the following Order of the Board was entered at the meeting of
September 22, 1970.

EFFECTIVE DATE OF ORDER - Oct. 2, 1970

ORDERED:

That the appeal for permission to change a nonconforming
use from coffee shop to boutique shop of men and women apparel
or in the alternative variance to permit same at 301 First
Street, NE., Lot 840, Square 724, be conditionally granted.

FINDINGS OF FACT:

1. The subject property is located in an R-5-B District.
2. The subject property was formerly used as a newsstand,
gift shop, food and tobacco products, as a hotel adjunct to
the Capitol Hill Hotel under Certificate of Occupancy B-62217.
3. Appellant proposes to establish a boutique shop for
men and women apparel.
4. Appellant amended his appeal at the public hearing to
include Section 3105.44 of the Zoning Regulations which would
make the boutique shop and adjunct to the hotel.
5. Appellant alleged that the hotel contains less than
100 rooms or suites and that his boutique has no entrance from
the outside. Also no signs will be visible on the outside of
the hotel.
6. Appellant also alleged that the boutique would be
supported by the people living in the hotel.
7. No opposition to the granting of this appeal was
registered at the public hearing.

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OPINION:

We are of the opinion that this use as a hotel adjunct will not have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent or integrity of the Zoning Regulations and Map.

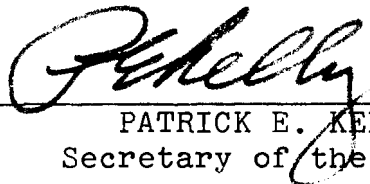
This Order shall be subject to the following condition:

[a] No neon or gas tube displays shall be located on the outside of the building nor shall any such displays, if placed inside the building, be visible from the outside.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.